

## HEARING OFFICER STUDY SESSION

TUESDAY  
OCTOBER 20, 2015

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
4:30 PM

The Hearing Officer reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Study Session.

### Study Session agenda:

1. Review of October 20, 2015 Agenda

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| <p>The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.</p> |
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Advertised: Monday, October 5, 2015

## **PUBLIC HEARING AGENDA**

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### **Hearing Officer OCTOBER 20, 2015**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
Study Session at 4:30 PM  
5:00 PM

1. **CONSIDERATION OF MEETING MINUTES: October 6, 2015** [20151006Minutes.pdf](#)
2. Request approval to abate public nuisance items at the **FELSINGER PROPERTY (CE155058)** located at 1031 East Lilac Drive. The applicant is the City of Tempe

**STAFF REPORT:** [HOr\\_FelsingerAbatement\\_102015.pdf](#)

3. Request approval for a variance to reduce the front yard setback from 20 ft. to 10 ft. for **HARDY TOWNHOMES (PL150108)** located at 506 South Hardy Drive. The applicant is Stephen Earl/Earl, Curley & Lagarde P.C.

**STAFF REPORT:** [HOr\\_HardyTwnhms\\_102015.pdf](#)

4. Request approval for a use permit to allow a rental storage facility for **US STORAGE CENTERS (PL150388)** located at 7310 South Priest Drive. The applicant is Manjula Vaz/Gammage & Burnham PLC.

**STAFF REPORT:** [HOr\\_USStorageCenters\\_102015.pdf](#)

5. Request approval for a use permit to allow a vehicle service station for **TESLA MOTORS SERVICE CENTER (PL150381)** located at 2077 East University Drive. The applicant is Manjula Vaz/Gammage & Burnham PLC.

**STAFF REPORT:** [HOr\\_TeslaMotors\\_102015.pdf](#)

6. Request approval for a use permit to allow a Series 6 bar in the PCC-1 District for **BASELINE SPORTS BAR (PL150346)** located at 201 East Baseline Road. The applicant is Amy Nations/Seven Thirteen Inc.

**CASE CONTINUED TO NOVEMBER 17, 2015 HEARING OFFICER**

7. Request approval for a use permit to allow auto sales in the GID District for **INSIGNIA AUTOMOTIVE GROUP LLC (PL150380)** located at 2180 West University Drive. The applicant is Scott Mann.

**CASE CONTINUED TO NOVEMBER 17, 2015 HEARING OFFICER**

8. Request approval for a use permit to allow RV parking to be located in the front yard setback for the **BRINER RESIDENCE (PL150311)** located at 3525 South Poplar Street. The applicant is Donald Briner.

**CASE WITHDRAWN BY APPLICANT**

9. Request approval for a use permit to allow retail auto sales in the GID District for **ARIZONA FINE CARS (PL150364)** located at 1333 West Broadway Road. The applicant is Covey Groff/triARC Architecture & Design LLC.

**STAFF REPORT:** [HOr\\_AZFineCars\\_102015.pdf](#)

10. Request approval for a use permit to allow an increase in the maximum wall height, located in the front yard setback, from 4 ft. to 7 ft. (including a decorative cap above 6 ft. height) for four (4) individual future lots for the **KYRENE RESIDENCE (PL150383)** located at 3900 South Kyrene Road. The applicant is Tessa Jones Dailey/The Phactory.

STAFF REPORT: [HOr\\_KyreneResidence\\_102015.pdf](#)

11. Request approval for a use permit to allow live entertainment for **THE HANDLE BAR AND GRILL (PL150382)** located at 680 South Mill Avenue, Suite Nos. 109 – 115. The applicant is Chris Burka.

STAFF REPORT: [HOr\\_HandleBarGrill\\_102015.pdf](#)

12. Request approval for two (2) use permit standards to reduce the north and south side yard setbacks by 20% for a home addition for the **CARLSON RESIDENCE (PL150204)** located at 7918 South Ash Avenue. The applicant is Kevin Fulkerson/Cornerstone Design.

**CONTINUED TO NOVEMBER 17, 2015 HEARING OFFICER**

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